

HILTON HAWAIIAN VILLAGE  
VILLAGE MASTER PLAN IMPROVEMENTS  
HILTON HAWAIIAN VILLAGE AMB TOWER

Waikīkī, Island of O‘ahu, Hawai‘i



SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT  
NOTICE OF PREPARATION



November 2021

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## **1.0 Introduction**

### **1.1 Project Information Summary**

<b>Original PD-R Applicant:</b>	Hilton Hawaiian Village Beach Resort & Spa
<b>Current Applicant / Owners of Parcels to be Added:</b>	Park Ala Moana LLC (owner of 1831 Ala Moana Blvd / parcel 4) 1775 Tysons Boulevard, 7th Floor Tysons, VA 22102  SMK, Inc. (owner of 1835 and 1841 Ala Moana Blvd / parcels 5 and 6) 766 Pohukaina Street Honolulu, HI 96813  Contact: Jonathan Fuisz, Sr. Vice President- Investments Park Hotels and Resorts Phone: (571) 302-5757
<b>Accepting Authority:</b>	City and County of Honolulu Department of Planning and Permitting
<b>Name of Action:</b>	Hilton Hawaiian Village Master Plan and addition of AMB Tower
<b>Planning/Environmental Consultant:</b>	Group 70 International, Inc. dba G70 111 S. King Street, Suite 170 Honolulu, Hawai'i 96813 Contact: Jeffrey Overton, AICP Phone: (808) 523-5866
<b>Project Location</b>	Waikīkī, O'ahu, Hawaii ( <i>Figure 1</i> )
<b>Tax Map Keys (TMK):</b>	
Hilton Hawaiian Village Master Plan EIS (2011):	(1) 2-6-5:1 (por.) (1) 2-6-8: 1, 2, 3, 5, 7, 12, 19, 20, 21, 23, 24, 27, 31, 34, 37, 38 (1) 2-6-9: 1, 2, 3, 7, 9, 10, 11, 12, 13 ( <i>Figure 2</i> )
Supplemental EIS (SEIS):	(1) 2-6-9: 4, 5, 6, 7, 9, 13 ( <i>Figure 2</i> )
<b>Land Area:</b>	
Hilton Hawaiian Village Master Plan EIS (2011):	22.24 acres
SEIS:	0.46 acres (20,141 SF)

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Total Land Area 22.7 acres

**Location:**

Hilton Hawaiian Village Master Plan EIS (2011): 2005 Kālia Road

SEIS: 2005 Kālia Road  
1831 Ala Moana Boulevard  
1835 Ala Moana Boulevard  
1841 Ala Moana Boulevard

State Land Use District: State Land Use Urban District

**City and County of Honolulu**

**Special District Designation:** Waikīkī Special District (WSD)

**Zoning (Land Use Ordinance):** Resort Mixed Use Precinct

**Development Plan Area:** Primary Urban Center

**Special Management Area (SMA)**

Hilton Hawaiian Village Master Plan EIS (2011): Entire Hilton Hawaiian Village is located within the SMA

SEIS: Entire project site is located within the SMA



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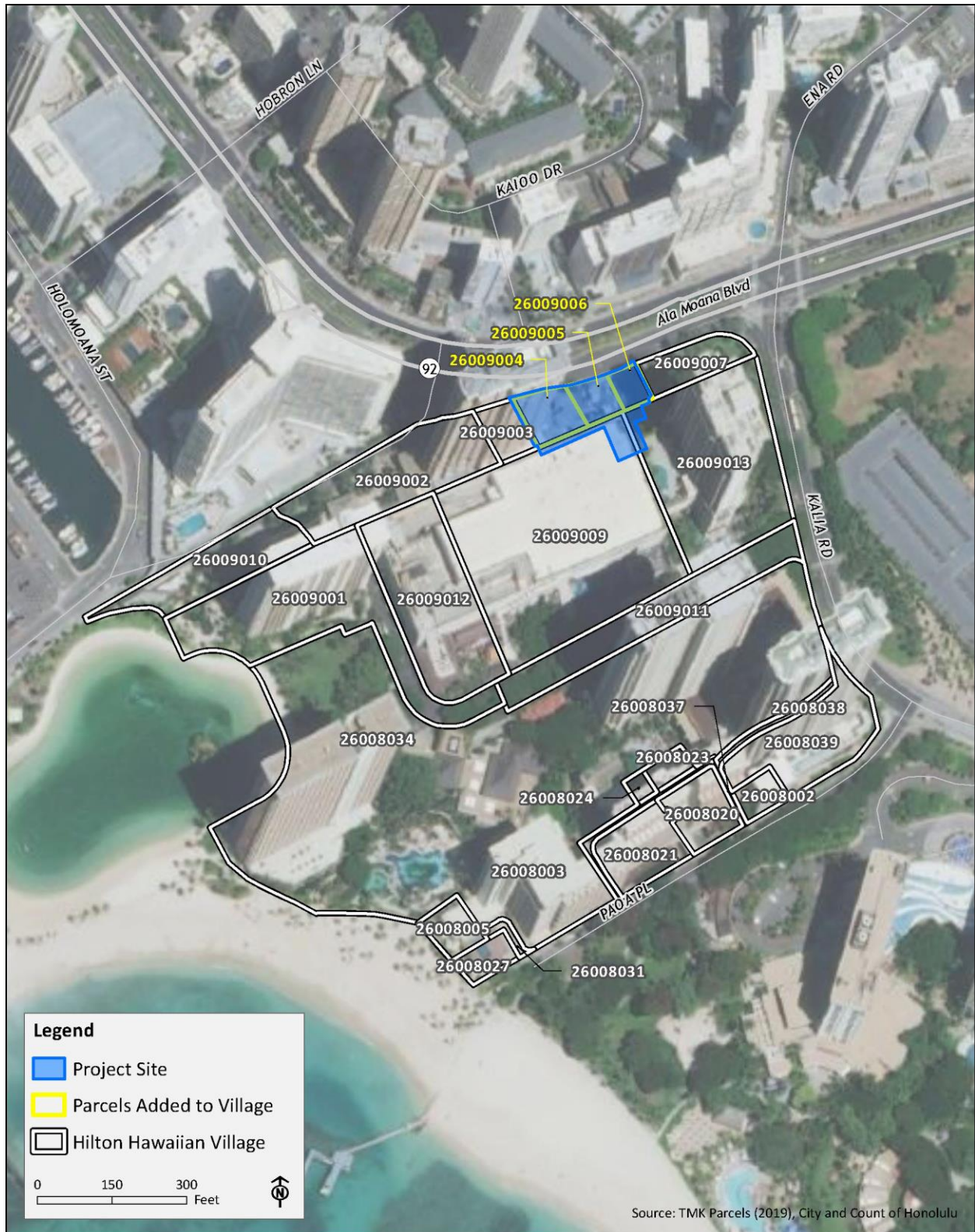
## Project Location



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**Figure 2**

**Tax Map Key**



## **1.2 Introduction and Purpose**

This document is prepared in accordance with the requirements of Hawai'i's Environmental Protection Act (HEPA), Chapter 343, Hawai'i Revised Statutes as amended (HRS), and Chapter 11-200.1 Hawai'i Administrative Rules (HAR), the rules governing the Office of Environmental Quality Control (OEQC).

In 2011, a Final Environmental Impact Statement (EIS) was completed for the Hilton Hawaiian Village (HHV or the Village)– Village Master Plan project. The Village Master Plan project contemplated a master-planned redevelopment of the HHV campus located at the 'ewa gateway of Waikīkī, and the heart of Kālia. The Village Master Plan was designed to improve retail flow throughout the HHV campus, add new towers, and expand recreational amenities to enrich the overall guest experience. New landscaping features and connectivity of open spaces were also integrated, including improvements to the sidewalk along Paoa Place and Kālia Road.

Since the EIS in 2011, various components approved as part of the overall Village Master Plan have been completed including construction of one of the two timeshare towers (The Grand Islander tower located at the corner of Kālia Road and Paoa Place). Additional improvements contemplated by the Village Master Plan will continue to be planned, designed, and developed.

The Village now has the opportunity to expand the existing campus by adding three new parcels on Ala Moana Blvd., consisting of approximately 20,141 square feet (SF) total (about 0.46 acre). The contemplated expansion will include a new tower (AMB Tower), which will provide hotel lodging accommodations, amenities, and services to guests and visitors, and which will be integrated into the HHV resort. This SEIS Preparation Notice (SEISPN) is being prepared because a Supplemental EIS (SEIS) is required for the proposed action.

For the purposes of this SEISPN, the expansion of the HHV campus and development and construction of the proposed AMB Tower will be referred to as the "project".

## **1.3 Proposed Action**

As one of Hawai'i's most popular tourist destinations, HHV is strongly committed to creating exceptional guest experiences. As such, services and accommodations at the Village must be continuously improved and refreshed to meet with the evolving expectations of guests from around the world.

In 2011, the Village Master Plan was designed as the next chapter of HHV's continuing dedication to support Waikīkī as a premier visitor destination. The proposed AMB Tower and HHV campus expansion will continue this role and further support HHV's ability to meet a variety of accommodation needs and the expectations and demands of today's resort guest. With the implementation of the project, the AMB Tower will improve the quality and character of the Ala Moana Boulevard frontage at the 'ewa gateway to Waikīkī and enhance the Village experience for both visitors to Waikīkī and local residents. In addition, the development of the AMB Tower will produce new jobs through construction and long-term operation of the project.

The project will create a modern resort facility for visitors and guests that connects seamlessly with the existing HHV campus. The envisioned AMB Tower will provide hotel lodging accommodations on the mauka edge of the HHV property, fronting Ala Moana Boulevard. The AMB Tower will have a contemporary design inside and out that will complement the ambience of the Village and surrounding area. The AMB Tower is expected to include an open lobby area, arrival and departure lounge,

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welcoming porte cochere, ground floor retail accessible to pedestrians along Ala Moana Boulevard, and expanded parking for visitors and guests. Landscaping and pedestrian walkways will be integrated into the Village to provide pedestrian circulation and a walkable experience. The AMB Tower is expected to also include a pool and recreation area, food and beverage offerings, and fitness center amenities.

A detailed project description is provided in *Section 2.0*.

## **1.4 Contents of the SEISPN**

The SEISPN primarily defines the scope of analysis that will be conducted to assess and identify impacts relative to the proposed AMB Tower development and operations. Accordingly, this SEISPN identifies specific studies or research that will be completed and integrated into the presentation of findings in the Draft SEIS.

The SEISPN presents information in seven sections. *Section 1.0* contains an introduction including an overview of the proposed project and environmental review process. *Section 2.0* describes the proposed project. *Section 3.0* describes the project setting. *Section 4.0* discusses potential impacts of the proposed project and measures to mitigate impacts. *Section 5.0* identifies alternative actions to the proposed project. *Section 6.0* summarizes the determination and findings of this report. *Section 7.0* identifies parties to be consulted during the preparation of the SEIS.

## **1.5 Consultation Process**

Consultation is a requirement under §11-200.1-23, HAR. Accordingly, all appropriate agencies noted in Section 11-200.1-23(b) and other citizen groups and concerned individuals, as noted in Sections 11-200.1-18 and 11-200.1-20, will be consulted in preparation of the Draft SEIS.

Early consultation has been and will continue to be conducted through a series of personal meetings and telephone conversations with State and County agency representatives, elected officials, community leaders and neighbors. Information gleaned from these meetings helped to identify important issues and provide guidance on the scope of the studies for the Draft SEIS. Agency and community issues will be considered in greater detail in the Draft SEIS. In addition, the applicant will continue to consult with the Waikīkī Neighborhood Board and surrounding stakeholders regarding their priorities for community benefits.

## **2.0 Project Description**

### **2.1 Project Setting and Description**

#### *Existing Conditions*

Located at the ‘ewa gateway to Waikīkī, the Hilton Hawaiian Village is a self-contained, world-renowned, premier beachside resort that covers approximately 22.24 acres of land and typically hosts over 2 million guests annually. The Village is bounded and accessed by Kahanamoku Street and Ala Moana Boulevard at the ‘ewa side, Kālia Road and Paoa Place on the Diamond Head side, and Waikīkī Beach and the Pacific Ocean on the makai side (*Figure 1*).

The Village was not in operation due to the COVID-19 pandemic from mid-April 2020 until December 15, 2020. Since re-opening in December 2020, the Village has slowly increased occupancy and has begun to recover from the impacts of the pandemic. We anticipate that the Village will continue its legacy as an iconic resort destination in Hawai‘i. Occupancy and other figures provided in this Notice of Preparation reflect pre-COVID-19 operations under the assumption that they will be reflective of operations after the current crisis abates.

The Village provides a variety of unique accommodations, services, amenities, and experiences for its guests. Accommodations are currently located primarily within eight main towers: Ali‘i Tower, Rainbow Tower, Tapa Tower, Kālia Tower, Diamond Head Tower, Lagoon Tower, the Grand Waikikian, and the Grand Islander. A total of 2,971 hotel rooms and 1,248 timeshare units are approved on-site<sup>1</sup> (*Figure 3*).

The Village also contains over 150,000 SF of indoor and outdoor meeting space, which supports a variety of functions at the Village, ranging from intimate gatherings, such as weddings and private parties, to large corporate meetings or conventions. Combined, these meeting areas can host over 7,000 guests at one time.

With over 100 shops, services, restaurants, bars, and eateries, the Village is a major retail and dining destination in Waikīkī for both Village guests and the general public. Existing retail and food and beverage space totals approximately 173,681 SF, providing a wide variety of shopping and dining experiences. In total, the Village has a restaurant seating capacity of approximately 640 within its three main restaurants: Bali Steak & Seafood, Rainbow Lānai, and Tropics Bar & Grill. The Village also offers an assortment of smaller cafes, restaurants, and bars located throughout the campus. An outdoor Luau festival is hosted five days a week on the rooftop of the Mid-Pacific Conference Center. Due to the COVID 19 pandemic, not all of the restaurants are currently in operation, however they are expected to resume operations when conditions allow.

Providing a full-service resort experience, the Village offers a variety of recreational amenities on the property, the most notable being the six swimming pools located throughout the resort. In total, pools comprise a total of 18,850 SF. The campus also includes the Duke Kahanamoku Lagoon: a man-made body of water that was part of Henry J. Kaiser’s original Hawaiian Village development in the early 1950s.

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<sup>1</sup> To date, 2,860 hotel rooms and 1,088 timeshare units currently exist on-site.

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**Figure 3**

**Existing Hilton Hawaiian Village Map**



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A substantial portion of the Village acreage is dedicated open space, much of which is comprised of outdoor amenities accented by purposefully designed landscaped gardens. Programs offered at the Village include the Penguin Kid's Program, Hawaiian arts, crafts, and activities including lei making, hula, 'ukulele lessons, and surfing. There are also regularly scheduled shows, performances, torch lighting, and island entertainment billed nightly at the Village's restaurants and lounge areas, which include top Hawaiian and local musicians. A well-known and longstanding community benefit provided by HHV is a free beachfront firework show that occurs each Friday evening, but which has been temporarily suspended due to the COVID-19 pandemic.

Surrounding the Village property are other hotel and lodging accommodations, residential buildings, and various dining and shopping venues. One of the most prevalent land features next to the Village is the large open space and park setting formed by 'Āinahau Triangle and Fort DeRussy Beach Park to the east, the adjacent Hale Koa Hotel property, and Battery Randolph, all of which are under the control and jurisdiction of the U.S. Army.

***Description of Proposed Project***

The proposed AMB Tower will add new hotel lodging accommodations to the HHV campus and strengthen the Village as a major and iconic destination drawing visitors to Waikīkī and local businesses. The project is expected to include an open lobby area, arrival and departure lounge, welcoming porte cochere, ground floor retail accessible to pedestrians along Ala Moana Boulevard, and a modest expansion of existing parking facilities for visitors and guests. Food and beverage offerings, a pool and recreation area, and fitness facilities are expected to also be included in the project. Landscaping and pedestrian walkways will be integrated throughout to provide pedestrian circulation within the hotel and its connection to the Village campus. Refer to *Figure 4*. In addition, the development of the AMB Tower will create new jobs through construction and long-term operations of the project,

The project will be implemented by including the parcels of land at 1831, 1835, and 1841 Ala Moana Boulevard (TMK (1)2-6-009:004; 005 and 006) within the Village and replacing the existing dated structures on those lots with the modern AMB Tower. Inclusion of the new parcels will increase the floor area available to the Village under the Hilton Hawaiian Village Planned Development-Resort (PD-R), following approval by the City and County of Honolulu, Department of Planning and Permitting (DPP) in accordance with the PD-R approval process set forth in the Land Use Ordinance. As part of the project, the applicant will request an increase in the allowable Floor Area Ratio (FAR) within the Village from 3.7 to 4.0 as permitted by existing land use laws. Under the approved 2011 PD-R, 3,943,335 SF of floor area is permitted for the Hilton Hawaiian Village Master Plan. With the proposed campus expansion and increased FAR, the new total floor area available will be 4,397,044 SF. The existing development within the Village comprises 3,737,055 SF and 396,000 SF will be added by the AMB Tower. The inclusion of the three new parcels within the Village will also help to preserve the existing open space and natural setting of the resort.

The proposed improvements for the project are described below:

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**Figure 4**

**Proposed AMB Tower Area and HHV Uses**

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***Hotel Rooms***

The project proposes to develop a 36-story hotel tower on the Ala Moana Boulevard edge of the Village. During the PD-R approval process, the project will request a 350 ft maximum allowable height for the AMB Tower, meeting existing setback requirements. The AMB Tower will provide approximately 515 hotel rooms with varying views and unit sizes. The AMB Tower's eight-story podium will provide amenities and support spaces, including lobby and reception areas, staff office space, employee areas, parking, retail and commercial space, a pool and recreation deck, a bar and other amenities.

***Arrival and Lobby Area***

The porte cochere entry from Ala Moana Boulevard will be the primary point of guest arrival and will provide visitors and guests with a convenient drop off/pick-up area, baggage assistance, and valet service. From the porte cochere, vehicles can drive directly into the parking garage. Access to the porte cochere will be from Ala Moana Boulevard. The Village's existing parking capacity will be expanded to accommodate the new AMB Tower.

An arrival lobby will be accessed via elevator and stairway leading from the porte cochere on the ground floor to the second-floor lobby. The lobby area will be enclosed to minimize exterior noise and provide a quiet, refreshing space where visitors can begin their Hawaiian vacation experience.

***Retail***

The AMB Tower project will incorporate a key retail space within the podium. The existing ABC store located within the project site is intended to be reconstructed, expanded and relocated on the ground floor of the AMB Tower with second floor storage. The anticipated new ABC venue will consist of retail space that services the needs of the AMB Tower guests, patrons of the larger HHV campus, and other visitors and residents in this area of Waikīkī.

***Pool Deck and Recreation Area***

The hotel will include a recreation deck that will be utilized for pool activities and lounging areas. The recreation deck is intended to be located on the 8<sup>th</sup> floor and is expected to connect to the adjacent pool deck of the Kālia Tower. Water features and landscaping elements will be integrated throughout this area to fit with the surrounding character of the hotel site, village campus, and beach area. Improvements to the Kālia Tower pool will also be made as part of the project.

***Waikīkī Gateway and Pedestrian Improvements***

The project will create an improved entry to Waikīkī along Ala Moana Boulevard. The AMB Tower will replace aging retail and restaurant spaces, and will enhance the image of Waikīkī as a premier, global tourism destination. The new tower will present a timeless, contemporary structure with a simple modern design and layout. Modern materials will be incorporated to complement the natural setting.

The AMB Tower will help to reinvigorate Ala Moana Boulevard as the primary 'ēwa gateway to Waikīkī, providing visitors with a more appealing, welcoming experience. Landscaping and pedestrian access along Ala Moana Boulevard will be renewed and enhanced as part of the project. This area will provide an open, safe and attractive pedestrian experience that supports connectivity with the HHV campus and the broader Waikīkī neighborhood.

## **2.2 Development Schedule**

The campus expansion and addition of the AMB Tower is expected to commence upon issuance of the required City and County of Honolulu permits and approvals subject to market conditions at such time. Improvements could be expected to start as early as late 2024 or 2025 (and should be completed in approximately 30 months). The estimated project development budget will be provided in the SEIS.

## **2.3 Required Permits and Approvals**

The following list identifies the major City and County of Honolulu land use permits and approvals anticipated to be required for project implementation. A comprehensive list of the various site, building, construction and infrastructure approvals will be provided in the SEIS (*Table 1*).

<b>TABLE 1 LIST OF PERMITS AND APPROVALS</b>		
<b>Land Use Permit or Approval</b>	<b>Reason for Permit or Approval</b>	<b>Approving Authorities</b>
SEIS Acceptance (Chapter 343, HRS compliance)	Located within the WSD and SMA. Supplementing the 2011 HHV - Village Master Plan Improvements EIS	City and County of Honolulu, Dept. of Planning and Permitting (DPP)
SMA Use Permit	Located within the SMA	Honolulu City Council
PD-R Amendment/Major Modification	Modify existing project (HHV - Village Master Plan Improvements) and amend PD-R to add new lots	Honolulu City Council
WSD Permit, Major	Located in the WSD	City and County of Honolulu, DPP
Various Site, Grading, Building and Infrastructure Approvals	Construction and Operations of the project	City and County of Honolulu, DPP/Other Depts., and State of Hawai'i/Various Agencies



### **3.0 Project Setting**

The Hilton Hawaiian Village Master Plan EIS (2011) provided a full examination of the physical and natural environment, human environment, socioeconomic conditions, and land use plans, policies, and controls for the HHV Village Master Plan. The SEIS will assess the additional anticipated impact of incorporating the proposed AMB Tower into the HHV campus.

#### **3.1 Physical and Natural Environment**

The SEIS will examine the pertinent features of the physical and natural environment. Existing data will be compiled from past environmental studies, and new studies will be completed to address the potential impacts within several discipline areas. The study disciplines include: climate (rainfall, flooding, storm surge and wind); climate change and sea level rise, air quality, geology, topography, slope, and soils; flora and fauna habitats, and nearshore ocean waters. Given the extensive period of urban use at this location, the potential impact to the physical/natural environment is not expected to be significant.

#### **3.2 Human Environment**

The SEIS will evaluate other conditions that represent past and present human interaction and connectivity between the natural and built environments. The SEIS evaluates known impacts to archaeological, historic, and cultural resources; traffic and pedestrian circulation patterns; noise and air quality; visual resources and significant viewsheds. Potential impacts of the proposed project to the human environment will be addressed, and appropriate mitigation measures will be proposed.

Existing civil infrastructure conditions will also be evaluated. Anticipated infrastructure demands triggered by the proposed project will be assessed, including impacts to roadways; water and wastewater transmission lines; stormwater runoff and drainage systems; power, cable, and telecommunications systems. Future needs and forecasted demand on public services, such as police, fire, emergency, medical, educational and social services, will also be addressed in the SEIS.

#### **3.3 Demographic and Economic Conditions**

The SEIS will examine economic conditions and trends of demographic and economic data relative to the hospitality industry in Waikīkī and on O‘ahu. Potential economic and fiscal impacts that result from construction and operation of the AMB Tower project as part of the HHV campus will be projected in the SEIS.

#### **3.4 Cultural Practices and Resources**

A Cultural Impact Assessment (CIA) will be prepared in accordance with regulatory requirements of Chapter 343, HRS, as amended by H.B. No. 2895, H.D. 1 of the State of Hawai‘i Twentieth Legislature and approved as Act 50. The purpose of this Act is to “require that environmental impact statements include the disclosure of the effects of proposed actions on the cultural practices of the community and the State,” specifically addressing the “effects on Hawai‘i’s culture, and traditional and customary rights.” As appropriate, key State affiliates, including the Office of Hawaiian Affairs; the State Department of Land and Natural Resources, State Historic Preservation Division; and the O‘ahu Island Burial Council will be consulted during the preparation of the CIA.

### **3.5 Land Use Plans, Policies and Controls**

The SEIS will identify Federal, State, and County level land use plans, policies and controls that are applicable to the project. On the State level, the SEIS will review the project's compliance with the Hawai'i State Plan; 2050 Sustainability Plan; State Functional Plans; State Land Use; historic preservation; the environmental review process and hazardous materials, stormwater management, water quality regulations, and sea level rise. On the County level, the SEIS will evaluate the consistency of the project with the City and County of Honolulu General Plan, Primary Urban Center Development Plan; Land Use Ordinance, including PD-R requirements and WSD regulations, SMA (Revised Ordinances of Honolulu (ROH), Chapter 25) and Shoreline Setback Variance (ROH, Chapter 25) regulations.

## **4.0 Potential Impacts and Mitigative Measures**

The Hilton Hawaiian Village EIS (2011) provided a full examination of the short-term and long-term impacts, and significance criteria for the HHV Village Master Plan. The SEIS will assess potential impacts and mitigative measures with respect to the proposed AMB Tower and expanded HHV campus.

### **4.1 Short-term Impacts**

The project improvements include varying levels of activity ranging from demolition and renovation of existing structures, excavation for foundations, and construction of a new building and associated utilities. These improvements will create local short-term construction-related impacts to the environment. Potential short-term impacts to be evaluated in the SEIS include: soil disturbance; hazardous materials removal/disposal; dust and erosion due to demolition and grading; parking and traffic impacts due to construction equipment and trucks; and increased noise due to the construction. Potential drainage and runoff related to construction, and views of construction activity, will be assessed.

Short-term beneficial impacts related to construction will include construction expenditures and employment, as well as the purchase of services and materials to design and construct the proposed improvements. Short-term negative economic benefits related to construction include the income potentially lost to the hotel and establishments affected by construction. The SEIS will present an analysis of the anticipated construction phase impacts and mitigation.

### **4.2 Long-term Impacts**

Construction of the AMB Tower within the expanded HHV campus will generate some long-term impacts to the natural and human environment, which will be mitigated to the extent possible. Potential long-term impacts to be examined in the SEIS include effects on soil, water quality, drainage and runoff, natural hazard areas including flooding and tsunami inundation, vegetation and wildlife, archaeology, cultural and historic resources, roadways and traffic, noise, air quality, wind conditions, visual resources, social and economic considerations, public infrastructure and public services. Material and economic resources will be irretrievably committed to the various facilities and programs implemented.

The AMB Tower design will significantly contribute to the setting of Waikīkī at the heart of Kālia. The goal of the project is to provide additional hotel lodging options at the Village and an enhanced visitor experience. The project will bolster the Village's longevity as a world class resort and major contributor to Waikīkī's position in the highly competitive tourism market. In addition, development of the AMB Tower will generate significant on-going economic and fiscal benefits through increased visitor expenditures and the creation of new jobs to support long-term operations of the project.

### **4.3 Significance Criteria**

While some negative environmental impacts from a project such as this are inevitable, the project is expected to have an overall net beneficial impact. The following is an initial assessment based on criteria established in Title 11 HAR, Chapter 200.1 EIS Rules, Section 12.

*1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource:*

It is anticipated that the project will not involve a significant loss of natural or cultural resources. Archaeological and ethnographic studies will be conducted during the preparation of the SEIS to assess the potential sensitivity and potential occurrence of such resources. Appropriate mitigative measures that are in accordance with State Historic Preservation laws and administrative rules will be administered should such resources be discovered.

*2. Curtails the range of beneficial uses of the environment:*

The range of beneficial uses of the environment will not be significantly curtailed by proposed improvements to the HHV campus. The project will improve an existing developed area located along Ala Moana Boulevard and is consistent with existing zoning and current land uses of the WSD Resort Mixed Use Precinct. The campus expansion and AMB Tower at the Village property improves the site and the character of this area as the Waikīkī gateway and heart of Kālia.

*3. Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders:*

The purpose of Chapter 344, HRS, is “to establish a state policy which encourages productive and enjoyable harmony between man and his environment, promote efforts which will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of man, and enrich the understanding of the economical systems and natural resources important to the people of Hawaii.” The project is expected to be consistent with and supportive of Chapter 344 policies, goals, and guidelines.

*4. Substantially affects the economic or social welfare of the community or State:*

The improved and expanded HHV campus will enhance the visitor experience at one of Waikīkī's most popular resort destinations. The site improvements and hotel will positively affect both the State and City's economic welfare by providing additional lodging options that will accommodate increased visitors and guests to the Village. The hotel will provide short-term construction employment opportunities with the development of the site, and long-term employment to support ongoing operations. In addition, the project will provide additional commercial and retail opportunities integrated with the project design, thereby increasing opportunities for visitor spending. Hence, the project's development will provide economic and social benefits from increased employment and tax revenues.

*5. Substantially affects public health:*

The project is consistent with existing land uses and will have no substantial effect on public health. With the COVID-19 pandemic recovery, HHV will continue to implement advanced cleaning and sanitization protocols as appropriate in order to deliver a clean and safe environment for all visitors and staff.



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6. *Involves substantial secondary impacts, such as population changes or effects on public facilities:*

Implementation of the proposed project will result in the addition of approximately 515 hotel units, potentially resulting in a commensurate increase in the daily population in Waikīkī. According to the 2020 State Department of Business Economic Development & Tourism Visitor Inventory Plant, there were 30,588 visitor units in the Waikīkī/Honolulu area, of which 23,009 were hotel units, 2,308 were condominium hotel units, and 2,388 were timeshares. The net increase of 515 units represents approximately 1.7 percent of the total number of visitor units currently developed in Waikīkī. Hence, the impact of the increase in population is expected to be relatively small. Effects of the project on public facilities will be identified in the SEIS.

7. *Involves a substantial degradation of environmental quality:*

It is anticipated that the project will not degrade the environmental quality within this urban setting. Rather, the proposed improvements will incorporate the latest technology in building and landscape design. Where feasible, the project will utilize sustainable design practices that improve the inter-relationship between the natural and built environment, including air quality, stormwater discharge and runoff, water quality, and the terrestrial environment.

8. *Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions:*

The SEIS preparation for the AMB Tower project will provide a full disclosure of anticipated improvements to the site and existing HHV campus. Proposed actions that do not require future entitlements or agency approval will be identified and disclosed, to ensure that the overall cumulative effect of the project has been evaluated in the SEIS.

9. *Substantially affects a rare, threatened, or endangered species, or its habitat:*

The project is not expected to affect any rare, threatened, or endangered species or habitats. The existing HHV campus and project area are currently developed sites.

10. *Detrimentially affects air or water quality or ambient noise levels:*

Several specific studies will be conducted during the preparation of the SEIS. These include studies of air quality, noise, traffic, and water quality. These studies will address impacts of the project in the short term, during construction, and in the long term, and propose mitigative measures, as appropriate.

11. *Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters:*

Most of Waikīkī, including the project site, is located within the State Civil Defense tsunami zone. The portion of the Hilton Hawaiian Village located makai of Kālia Road is located within the Federal Emergency Management Agency (FEMA) flood zone AO (100-year flood). This area also includes the project expansion site for the AMB Tower located in the campus. The remaining portion of the Village property lies within the AE designated flood zone. Coordination with both State and City & County of Honolulu Civil Defense will be ongoing to ensure the project will be designed in accordance to standards for tsunami preparedness and flood proofing of permitted

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uses. The analysis will also include the implications of the predicated future sea level rise (+3.2 feet).

*12. Substantially affects scenic vistas and viewplanes identified in county or state plans:*

The project includes a hotel tower that may affect vistas and view perspectives from certain public and private locations in Waikīkī. The SEIS will include a view impact analysis with simulations of view conditions before and after development, as experienced from locations surrounding the project site.

*13. Requires substantial energy consumption:*

The project will increase floor area and number of vacation units, thereby increasing electrical energy consumption. However, it is anticipated that modern systems in new and renovated facilities will replace less efficient systems in older buildings, improving the efficiency of energy consumption. Infrastructure impacts, including energy consumption, will be studied in the SEIS.

## **5.0 Project Alternatives**

The Hilton Hawaiian Village Master Plan EIS (2011) provided a full examination of project alternatives for the Hilton Hawaiian Village (HHV) project. The project setting for this SEISPN is assessed in reference to the proposed addition of the AMB Tower hotel project within the expanded HHV campus.

The AMB Tower and associated amenities represent the current vision and intent to transform the property through a well-defined and coordinated planning process. For the SEIS, alternatives to be evaluated include the no-action alternative, alternative design, alternative site, alternative use as timeshare or condominium/apartment, and alternative use as commercial development.

### **5.1 No-Action Alternative**

The no-action alternative would maintain the HHV property in its existing condition as-is. Ongoing operations and accommodations at the site would continue, and the number of visitor units provided on the property would not change. The AMB Tower and associated amenities, improvements to the pedestrian landscape fronting Ala Moana Boulevard, and property expansion and connection within the campus, would not be actualized. With the no-action alternative, other short-term improvements could continue to be made within the Village to attract visitors. However, the property would not reach its full potential as a current and future world class resort, and the existing project area – at the ‘ewa gateway to Waikīkī along Ala Moana Boulevard - would remain dated and inconsistent with the image of Waikīkī as a premier, global tourism destination.

Under the no-action alternative, existing jobs would be preserved, however, the anticipated new jobs would not be created. There would be no positive benefit of new employment opportunities for the construction industry or long-term operational employment in support of the AMB Tower. Further, the new employment and business associated with ancillary resort operations of retail, dining, and entertainment would not occur. Off-site businesses in Waikīkī that would have provided additional goods and services to the expanded number of Village visitors would also not benefit, ultimately having a negative impact on the Waikīkī economy and community.

### **5.2 Alternative Design**

An alternative design for the AMB Tower was evaluated for the project which would use all of the existing authorized density (floor area) provided under the Hilton Hawaiian Village PD-R permit. Under this alternative, the existing restaurant and retail space on the three HHV new parcels located along Ala Moana Boulevard would be demolished and replaced with a 350-foot hotel tower, as is currently proposed in the project. However, this alternative design would minimize the setbacks of the property and create a much larger and wider structure. The hotel would be an expansive built mass right along Ala Moana Boulevard, which is a key location as the entry to the HHV campus and gateway to Waikīkī.

This alternative to the proposed project would result in the layout and construction of a substantially larger hotel tower. Thus, this project alternative would result in a larger overall footprint on the site. With additional visitor units, there could also be an increase in overall employment for the project. The building would not blend with the setting of the HHV campus, as it would stand out as an individually separate and visually hard structure.

This alternative to the proposed project would be more costly to construct and may result in the need for trade-offs such as an inferior room product that would not provide sufficient room revenue to

finance construction costs and hotel operations. This alternative design is not the optimum property utilization and would be prohibitively expensive.

### **5.3 Alternative Development Site**

The HHV campus goals are to revitalize and reinvest in its assets at the existing Village property. Given this objective, the option to redevelop an alternative site is not considered as a practical alternative. The project area is located directly adjacent to the Village and fits with the proposed Village expansion plans. A brief evaluation of the impractical alternate site scenario will be presented in the SEIS.

### **5.4 Alternative Use as Timeshare or Condominium/Apartment**

Alternative uses for the proposed AMB Tower have been evaluated for the project. One alternative would be developing the AMB Tower for a mixture of hotel, timeshare and/or residential apartment or condominium uses. These alternative uses would result in fewer total rooms that the project could provide, since the typical timeshare or condominium/apartment unit is significantly larger than the typical hotel room. This would reduce the potential hotel room inventory at the HHV and in Waikīkī, and with it, reduce the number of hospitality jobs that could be provided. In addition, timeshare or condominium/apartment uses would require more parking than hotel uses and would thereby result in increased traffic related impacts.

Condominium/apartment product is not currently offered at the Village (other than the Diamond Head Apartments, a small apartment building that is used for employee housing and by other apartment renters). As well, Park Ala Moana LLC, as a subsidiary of Park Hotels & Resorts Inc. (a publicly-traded hotel ownership company), would not be interested in acquiring these properties for timeshare only or condominium/apartment uses, as it would not meet its business and operational goals of providing additional hotel lodging opportunities at HHV.

### **5.5 Alternative Use as Commercial Development**

The alternative use of the site for commercial development would maintain the existing use of the property. Under this alternative, the existing commercial buildings would be replaced with renovated spaces. Park Ala Moana LLC, as a subsidiary of Park Hotels & Resorts Inc. (a publicly-traded hotel ownership company), would not be interested in acquiring these properties for commercial redevelopment purposes, as it would not meet its business and operational goals of providing additional hotel lodging opportunities at HHV. In addition, as stand-alone parcels that are not integrated into the boundaries of the HHV PD-R, these parcels would have much lower development potential than proposed in this document because of property line setbacks, the need for on-site parking and other supporting infrastructure, and the availability of FAR only applicable to the land area of the three parcels (*i.e.*, not using FAR applicable to other lands within the HHV campus). With this alternative, the HHV campus would not be expanded and additional visitor resort accommodation, experiences, and amenities would not be created.

Under this development alternative, commercial uses would continue to operate independently and this area in Waikīkī's gateway would not provide a cohesive resort experience. The ABC store would be maintained, and might not be renovated and/or expanded, as is planned for with the proposed project. Adequate parking to support the potential future renovation of the commercial spaces could not be readily provided on-site due to a lack of physical space. Thus, the alternative commercial use of the site is not a feasible option that fits with the intended vision and development goals.

## **6.0 Determination and Findings**

An SEIS will be prepared and distributed for review in accordance with the State environmental review process as authorized under Chapter 343, HRS. It is anticipated that, based on the significance criteria set forth in Title 11, Chapter 200.1, Section 12, the DPP may determine that the improvements and actions proposed in this project have the potential to create significant impacts to the environment. Therefore, an SEIS is being prepared to provide an analysis of the potential project-related impacts and proposed mitigation measures.

The AMB Tower is strategically located directly adjacent to the existing Hilton Hawaiian Village, and will be integrated into and purposefully serviced as an additional lodging amenity for the HHV campus. The HHV campus will be expanded to include three additional parcels along Ala Moana Boulevard, where the AMB Tower will be located. The existing HHV campus was previously examined in the 2011 Hilton Hawaiian Village – Village Master Plan Final EIS. The proposed campus expansion and addition of the AMB Tower require environmental review and examination under Chapter 343, HRS as a supplement to the previously approved EIS for the Village Master Plan.



## 7.0 Agencies and Parties to be Consulted

### 7.1 List of Agencies and Parties Consulted During SEISPN and/or prior to filing the Draft SEIS

Below is a list of agencies, organizations, and individuals that were contacted during the pre-consultation and preparation of the SEISPN, or that have been identified to be consulted during the preparation of the Draft SEIS (*Table 2*). Additional parties of interest may be identified during the review period of either the SEISPN or Draft SEIS. The appropriate number of SEISPN copies will be provided to agencies and libraries, as requested by the State OEQC and the City and County of Honolulu DPP.

TABLE 2 LIST OF AGENCIES AND PARTIES CONSULTED
Parties Contacted in Pre-consultation and SEISPN Distribution
<b>Federal Agencies</b>
US Department of Interior, Fish & Wildlife Service
<b>State of Hawai'i Agencies</b>
Department of Agriculture
Department of Accounting & General Services
Dept. of Business, Economic Development & Tourism (DBEDT)
DBEDT, Energy Division
DBEDT, Office of Planning
Department of Defense
Department of Education
Department of Hawaiian Homelands
Department of Health
Department of Human Services
Department of Labor and Industrial Relations
Department of Land and Natural Resources (DLNR)
DLNR, Historic Preservation Division
Department of Transportation
Hawaii Housing Finance and Development Corporation
Hawaii Tourism Authority

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<b>TABLE 2 LIST OF AGENCIES AND PARTIES CONSULTED</b>
<b>Parties Contacted in Pre-consultation and SEISPN Distribution</b>
Office of Environmental Quality Control
Office of Hawaiian Affairs
University of Hawai'i, Environmental Center
<b>City and County of Honolulu Agencies</b>
Board of Water Supply
Department of Community Services
Department of Design and Construction
Department of Environmental Services
Department of Facility Maintenance
Department of Planning and Permitting
Department of Parks and Recreation
Department of Transportation Services
Honolulu Fire Department
Honolulu Police Department
Waikīkī Neighborhood Board, No. 9
<b>Elected Officials</b>
State Senator Sharon Moriwaki, District 12
State House Representative Adrian K. Tam, District 22
Mayor Rick Blangiardi and Managing Director
City Council Chair and District Representative Tommy Waters, District 4
City Council Zoning and Planning & Chair Brandon Elefante
<b>Native Hawaiian Groups and Descendant Groups</b>
Cultural Descendants Previously Identified with HHV
Native Hawaiian Chamber of Commerce
Native Hawaiian Hospitality Association
O'ahu Island Burial Council
<b>Libraries</b>
Waikīkī Public Library

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<b>TABLE 2 LIST OF AGENCIES AND PARTIES CONSULTED</b>
<b>Parties Contacted in Pre-consultation and SEISPN Distribution</b>
State Main Library
Legislative Reference Bureau
<b>Individuals and Organizations</b>
Hawai'i Chamber of Commerce
Hawai'i Hotel Alliance
Hawai'i Lodging and Tourism Association
Honolulu Star Advertiser
Hawai'i Tourism Authority
Waikiki Improvement Association
Waikiki Business Improvement District Association
Waikiki Residents Association